

CARR-1326

England & Kenly Store
Watersville

The small town of Watersville is clearly marked on Martenet's Map of Carroll County of 1862, and one of the buildings there is a store, post office, and station. Throughout the 1870's, James H. Steele purchased various tracts of land and put together a 277-acre parcel that became known as his Homestead Farm. This land encompassed all of the town of Watersville. The Westminster Democratic Advocate noted in 1878 that "Messrs. England & Kenly have leased the store house, &c., from James H. Steele, Esq." Abram England served as postmaster, and D.L. Kenly acted as express agent, in addition to their merchant business. James Steele died in January 1891 and his 277-acre property was sold to Abram England for \$10,160.54. Abram England died around 13 March 1905. A year after his death, the real estate was offered for sale, including a five-acre tract that is improved by a New Store and an old store building. This is the property now occupied by Robert Sellman & Son as a Store property, &c. The description of the store as "new" suggests that England must have built it in the 1890's or later, but the tax assessments never mention a new store. The public auction did not garner a good bid, so the property was sold privately to Robert Sellman and Alonzo B. Sellman for \$6000. The Sellmans owned the property until 1943, and presumably continued to run the store. It became Holmes Store in 1947. While many small towns in Carroll County retain similar store buildings, virtually no research has been done on them.

Maryland Historical Trust

State Historic Sites Inventory Form

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic England & Kenly Store

and/or common

2. Location

street & number 7415 Watersville Road not for publicationcity, town Watersville vicinity of

congressional district

state Marylandcounty Carroll

3. Classification

| Category | Ownership | Status | Present Use | |
|----------------------|----------------------------|-----------------------------|-------------------------|----------------------------|
| <u> </u> district | <u> </u> public | <u> </u> occupied | <u> </u> agriculture | <u> </u> museum |
| <u>X</u> building(s) | <u>X</u> private | <u>X</u> unoccupied | <u> </u> commercial | <u> </u> park |
| <u> </u> structure | <u> </u> both | <u> </u> work in progress | <u> </u> educational | <u>X</u> private residence |
| <u> </u> site | Public Acquisition | Accessible | <u> </u> entertainment | <u> </u> religious |
| <u> </u> object | <u> </u> in process | <u>X</u> yes: restricted | <u> </u> government | <u> </u> scientific |
| | <u> </u> being considered | <u> </u> yes: unrestricted | <u> </u> industrial | <u> </u> transportation |
| | <u>X</u> not applicable | <u> </u> no | <u> </u> military | <u> </u> other: |

4. Owner of Property (give names and mailing addresses of all owners)

name Edward A. Holmes, Jr. and Dorothy H. Patrickstreet & number 4928 Laventana Circle

telephone no.:

city, town Pensacolastate and zip code FL 32526

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annexliber 1152street & number 55 North Court Streetfolio 929city, town Westminsterstate MD

6. Representation in Existing Historical Surveys

title

date

 federal state county local

pository for survey records

city, town

state

7. Description

Survey No. CARR-1326

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Summary: The England and Kenly Store is located at 7415 Watersville Road in the small town of Watersville. It is a two-story, three-bay by five-bay structure with a rubble stone foundation, German siding with corner boards, a low-pitched gable roof of standing-seam metal with a north-south running ridge, and a false front on the south elevation. The first story of the south elevation has a central double door, each half having two lights above a panel. There is a two-light transom and beaded-edge vertical board shutters on strap hinges to cover the doors and transom. On either side of the door is a wide 2/2 sash covered by original shutters. There is a one-story, three-bay, shed roof porch set on brick piers. The porch has four chamfered posts and a standing-seam metal roof. The second story has a 2/2 sash in each of the end bays, with no opening in the center bay. At the top of the false front is a wood boxed cornice with four wood brackets and three thin fascia boards applied to the siding between the brackets. The first floor plan originally only had a room in the northwest corner, with an enclosed, straight run of stairs along the north wall. The remainder of the first floor was a single open store room. At a later date, the store was subdivided for living space. The store has been vacant for several years.

The England and Kenly Store is located at 7415 Watersville Road in the small town of Watersville. It is about 3 miles east of Mount Airy, on the southern border of Carroll County, in the southwest portion of the county. The building is situated on the east side of Watersville Road and faces south toward the Patapsco Falls. It is a two-story, three-bay by five-bay structure with a rubble stone foundation, German siding with corner boards, a low-pitched gable roof of standing-seam metal with a north-south running ridge, and a false front on the south elevation.

The first story of the south elevation has a central double door, each half having two lights above a panel. There is a two-light transom and beaded-edge vertical board shutters on strap hinges to cover the doors and transom. On either side of the door is a wide 2/2 sash covered by original shutters. These shutters are built of diagonal beaded-edge boards and are held shut by a steel bar, set at an angle, with a nail on one side and a hook on the other side of the bar. There is a one-story, three-bay, shed roof porch set on brick piers, with wood lattice between the piers. The porch has four chamfered posts and a standing-seam metal roof. The second story has a 2/2 sash in each of the end bays, with no opening in the center bay. At the top of the false front is a wood boxed cornice with four wood brackets and three thin fascia boards applied to the siding between the brackets. Each fascia board has a pair of elongated heart-shaped cut-outs placed point-to-point. Under each end of the overhanging cornice is a short infill panel

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM**

Survey No. CARR-1326

Description (continued)

Section 7 Page 2

that covers the projecting end of the gable. Each panel is supported by a bracket set in profile.

The west elevation has, on the first story in the north bay, a door with four lights over three panels, and a storm door of six lights over two panels. Proceeding south is a pair of two-light fixed sash, a pair of nine-light fixed sash, and two blank bays. The second story has a blank bay to the north, then a 2/2 double hung sash, a blank bay, and two 2/2 sash covered by exterior blinds. There is an interior brick chimney to the south of the center bay. The first story of the east elevation has a 2/2 double hung sash in the north bay, then a blank bay, a 6/6 sash, and two blank bays to the south. The north bay of the second story has a 2/2 sash, then two blank bays, a 2/2 sash with blinds, and a blank southern bay. The foundation wall of this elevation has an opening in the north-central and south-central bays. Each has horizontal steel bars set in a wood frame. The north elevation has a door with four lights over three panels at the western end of the first story.

The first story joists are 3/4 round logs set close together, and are the only structural members visible in the store building. The first floor plan originally only had a room in the northwest corner, with an enclosed, straight run of stairs along the north wall. The remainder of the first floor was a single open store room. At a later date, the store was subdivided for living space, creating a large living room in the center, running from east to west, with two rooms on the south and two more on the north. The northwest room became a kitchen, the northeast and southeast rooms were bedrooms, and the southwest room was used as the store. Window and door mouldings have a broken field with a beaded interior edge. The ceiling has beaded-edge boards. The store still retains a portion of the original counter, which has been sawed off to shorten it. The bottom section of the counter has a panelled front with ogee panel moulds, and brackets to support the top section. The rear of the counter is open, and the counter is painted a medium green. The top section of the counter is a flat-topped glass case, painted light green. The rear of the case has two drawers. Another portion of the counter is currently in storage on the second floor. It is all painted light green, and appears to be painted brown underneath this paint. The stairs to the basement are now missing and the cellar is flooded. The second floor has tongue-and-groove random width pine floors that run north-south. It was originally one large room, but has since been subdivided. The store has been vacant for several years.

Northeast of the store is a privy with vertical board siding, a vertical board door on the south, and a shed roof.

8. Significance

Survey No. CARR-1326

| Period | Areas of Significance—Check and justify below | | | |
|--------------------------------------|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800–1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Summary: The small town of Watersville is clearly marked on Martenet's Map of Carroll County of 1862, and one of the buildings there is a store, post office, and station. Throughout the 1870's, James H. Steele purchased various tracts of land and put together a 277-acre parcel that became known as his Homestead Farm. This land encompassed all of the town of Watersville. The Westminster Democratic Advocate noted in 1878 that "Messrs. England & Kenly have leased the store house, &c., from James H. Steele, Esq." Abram England served as postmaster, and D.L. Kenly acted as express agent, in addition to their merchant business. James Steele died in January 1891 and his 277-acre property was sold to Abram England for \$10,160.54. Abram England died around 13 March 1905. A year after his death, the real estate was offered for sale, including a five-acre tract that is improved by a New Store and an old store building. This is the property now occupied by Robert Sellman & Son as a Store property, &c. The description of the store as "new" suggests that England must have built it in the 1890's or later, but the tax assessments never mention a new store. The public auction did not garner a good bid, so the property was sold privately to Robert Sellman and Alonzo B. Sellman for \$6000. The Sellmans owned the property until 1943, and presumably continued to run the store. It became Holmes Store in 1947. While many small towns in Carroll County retain similar store buildings, virtually no research has been done on them.

Geographic Organization: Piedmont

Chronological/Development Period: Industrial/Urban Dominance A.D. 1870-1930

Historic Period Themes: Architecture, Economic

Resource Types: Store, Rural Vernacular

The small town of Watersville is clearly marked on Martenet's Map of Carroll County of 1862, and one of the buildings there is a store, post office, and station. The history of the town before this time is unknown, though its existence is most likely due to the Baltimore and Ohio Railroad tracks that ran through the middle of the town.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1326

Significance (continued)

Section 8 Page 2

Throughout the 1870's, James H. Steele purchased various tracts of land and put together a 277-acre parcel that became known as his Homestead Farm. This land encompassed all of the town of Watersville. Most of this land was purchased from Charles R. Waters, for whose family the town was named, in 1869 as a result of a bankruptcy sale. Steele built several houses in the town during the 1880's and seems to have owned all of the buildings and leased them to tenants. Steele also bought up other farms in the immediate vicinity. The store shown in the 1877 Lake, Griffin & Stevenson Atlas appears to be in a different location than that shown in 1862, though this may merely reflect inaccuracies in one or both maps. The tax assessments do not indicate the construction of a new store building.

The Westminster Democratic Advocate noted in 1878 that "Messrs. England & Kenly have leased the store house, &c., from James H. Steele, Esq." The following March the store caught fire and burned part of the roof, causing the chimney to collapse. Neighbors put out the fire with apparently little damage to the store. In 1880, England & Kenly had a stock worth \$1000. Abram England served as postmaster, and D.L. Kenly acted as express agent, in addition to their merchant business. James Steele died in January 1891 and his 277-acre property was sold to two men from Howard County. The County Chancery court later voided this sale and sold the property to Abram England for \$10,160.54. The 277-acre parcel included six dwellings, a blacksmith, a new 28' x 60' hay and straw packing house, and ". . . a Warehouse, 50 x 25 feet, with side track running to it. It is now in the occupancy of Abram England, who conducts a general merchandise business, together with a post office, ticket and express office." There were also four other farms for sale.

England presumably continued his business for another decade. The assessment for 1896 shows that he owned 155 acres, so he must have immediately sold off one or two farms. His stock-in-trade was valued at \$1000, but this was released in 1901. England added a large new barn worth \$1000 in 1899, and two houses worth \$600, that must have been for tenants, in 1901. Thus it would appear that he was settling affairs to retire from business and live off the proceeds of his own farm and several rental properties. Abram England died around 13 March 1905. His inventory did not list house furnishings, and not surprisingly did not list any store goods. A year after his death, the real estate was offered for sale, including a five-acre tract (later expanded to nine acres) that

. . . lies on the public road leading from the Frederick Turnpike to Mount Olivet, Carroll County, and is improved by a New Store and an old store building, a straw shed and packer, and hay scales, and a frame stable and FIVE two story Dwelling Houses, each with a garden attached . . .

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM**

Survey No. CARR-1326

Significance (continued)

Section 8 Page 3

This lot is immediately on the line of the Baltimore and Ohio and is one of the oldest store stands in the County. The railroad Station and the post office are both located on this property This is the property now occupied by Robert Sellman & Son as a Store property, &c.

The description of the store as "new" suggests that England must have built it in the 1890's or later, but the tax assessments never mention a new store. Too little of the structure of the building is visible currently to make an assessment.

The public auction did not garner a good bid, so the property was sold privately to Robert Sellman and Alonzo B. Sellman for \$6000. A year later Robert sold his half interest to Ralph Sellman. The Sellmans owned the property until 1943, and presumably continued to run the store. It became Holmes Store in 1947 after E. A. Holmes purchased it. There are still licenses hung on the wall from 1948 to 1955 for operating the store. The Holmes' apparently subdivided the store for living quarters during this time after the house on the property was destroyed by fire. E. A. Holmes died 9 December 1952, but the store continued to be run by his son, E. A., Jr., for several years. Account books in the store from the period show that they sold alot of ice cream, Coke, Pepsi, and candy, and some bread, matches, razor blades, gum, snuff, tobacco, Dr. Pepper, root beer, cake, crackers, eggs, pies, cream, and fudge. After the store closed, the building remained a residence until the death of Dorothy J. Rife on 3 November 1988. Its future remains uncertain. While many small towns in Carroll County retain similar store buildings, virtually no research has been done on them, in part because they are in towns.

9. Major Bibliographical References

Survey No. CARR-1326

Carroll County Land Records

Tax Assessments, 1866, 1866-76, 1876-96, 1896-1910

Scharf, *History of Western Maryland*, p. 896

Democratic Advocate, 8 June 1878, p. 3, c. 2; 8 March 1879, p. 3, c. 1; 17 March 1906, p. 4, c. 3

American Sentinel, 29 August 1891, p. 3, c. 7

Chancery Court Record BFS 45-1; DPS 61-2498

Abram England inventory, JJS 19-267

10. Geographical Data

Acreage of nominated property .278 a.

Quadrangle name Woodbine

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

| A | Zone | Easting | Northing |
|---|------|---------|----------|
| | | | |
| C | | | |
| E | | | |
| G | | | |

| B | Zone | Easting | Northing |
|---|------|---------|----------|
| | | | |
| D | | | |
| F | | | |
| H | | | |

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Planning Department

date June 18, 1993

street & number 225 North Center Street

telephone (410) 857-2145

city or town Westminster

state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

CARR-1326
England & Kenly Store
7415 Watersville Road

CHAIN OF TITLE

| GRANTOR | HOME COUNTY | GRANTEE | HOME COUNTY | DATE | LIBER | FOLIO | TRANS-ACTION | COMMENTS |
|--|---------------------|--|---------------------|-----------|----------|-------|-----------------|---|
| Edward A. Holmes, Jr. & Dorothy H. Patrick | ? | Edward A. Holmes, Jr. & Dorothy H. Patrick | ? | 6-16-1989 | LWS 1152 | 929 | Deed fee simple | .278 a., \$1, 2 lots, Dorothy formerly Dorothy J. Riffe. See plat LDM2-90. E.A. Holmes dec. 3 Nov. 1988 |
| George R. Eyler, et al | ? | Edward A. Holmes & Mamie B. (wife) and Edward A. Holmes, Jr. & Dorothy J. Rife | ? | 7-21-1947 | EAS 195 | 352 | Deed fee simple | (1) 158.2 sq. rods \$10 (2) 44.4 sq. rods - this is the store |
| Ralph & Minnie O. Sellman (wife) | | George R. Eyler, et al | | 4-14-1943 | EAS 181 | 20 | | (1) |
| Ralph & Minnie O. Sellman (wife) | Carroll | Georgia R. Eyler, widow | Carroll | 4-21-1944 | EAS 183 | 291 | Deed fee simple | \$10, Lot C 44.4 square rods (2) |
| Alonzo B. Sellman, unmarried | Mount Airy, Carroll | Ralph & Minnie O. Sellman (wife) | Mount Airy, Carroll | 4-7-1937 | LDM 166 | 21 | Deed fee simple | \$10, 1/2 interest 7 parcels, (1) & (3) are in Watersville (1) 2+ a. no deed ref. (3) 9+ a. |
| James E. Boylan, Jr. & Irene Brown (wife) | Westminster | Alonzo B. Sellman Ralph Sellman | Carroll | 4-25-1930 | EMM 154 | 46 | Deed fee simple | \$10, 9+ a. |
| Alonzo B. Sellman Ralph & Minnie O. Sellman | Carroll | James E. Boylan, Jr. | Westminster | 4-25-1930 | EMM 154 | 45 | Deed fee simple | \$10, 9+ a. |

CARR-1326
England & Kenly Store
7415 Watersville Road

CHAIN OF TITLE

| GRANTOR | HOME COUNTY | GRANTEE | HOME COUNTY | DATE | LIBER | FOLIO | TRANS- ACTION | COMMENTS |
|--|------------------------|-------------------------------------|----------------|-----------|---------|-------|--------------------|---|
| Robert Sellman & Elizabeth H. (wife) | Mount Airy, Carroll | Ralph Sellman | Carroll | 5-11-1908 | DPS 110 | 188 | Deed fee simple | ½ interest \$1, 9+ a. |
| Thomas England, trustee | Carroll | Robert Sellman Alonzo B. Sellman | Carroll | 4-4-1907 | DPS 106 | 247 | Deed fee simple | Equity #4264, 6 Feb. 1906, Cordelia Warfield v. William G. England, et al 9+ a., \$6000 part of "Hampton Court" |
| Nicholas W. Steele Pinkey L. Davis & Abram England, trustees | ? | Abram England | ? | 4-26-1892 | BFC 74 | 427 | Deed fee simple | Equity #2902, 23 June 1891 Nicholas Steele v. Emily Francis Davis combined with Equity #3023, \$10,160.54, 277+ a., sold 8 Sept. 1891, 2 tracts, 2902 - Chancery #BFC 45-1, sold to Dorsey & Delashmentt, court later voided sale & sold to Abram England. |

CARR-1326
England & Kenly Store
7415 Watersville Road

CHAIN OF TITLE

| GRANTOR | HOME COUNTY | GRANTEE | HOME COUNTY | DATE | LIBER | FOLIO | TRANS- ACTION | COMMENTS |
|--------------------------------------|---------------------|-----------------|----------------|-----------|--------|-------|--------------------|--|
| Rufus W. Burdette | Howard | James H. Steele | ? | 1-3-1878 | FTS 50 | 201 | Deed fee simple | \$25, Mansell's United Friendship - part in Howard 100 square perches (2) |
| William P. Maulsby, Jr., assignee | Frederick County | James H. Steele | Carroll | 6-2-1870? | JBB 38 | 531 | Indenture | Charles R. Waters Bankrupt 6 Feb. 1869 - Court ordered sale District Court MD, \$37/acre \$9151.33 |
| Andrew Robinson & Isabella (wife) | Baltimore City | James H. Steele | Carroll | 8-30-1877 | FTS 48 | 412 | Deed fee | \$2400, Lot #2 & #3, Lot 2 is near a tobacco house (can't tell if it is on the lot or another parcel) Lot 2 - 95 a., Lot 3 runs along B & O RR 103 a. |

CARR-1326
England & Kenly Store
7415 Watersville Road

CHAIN OF TITLE

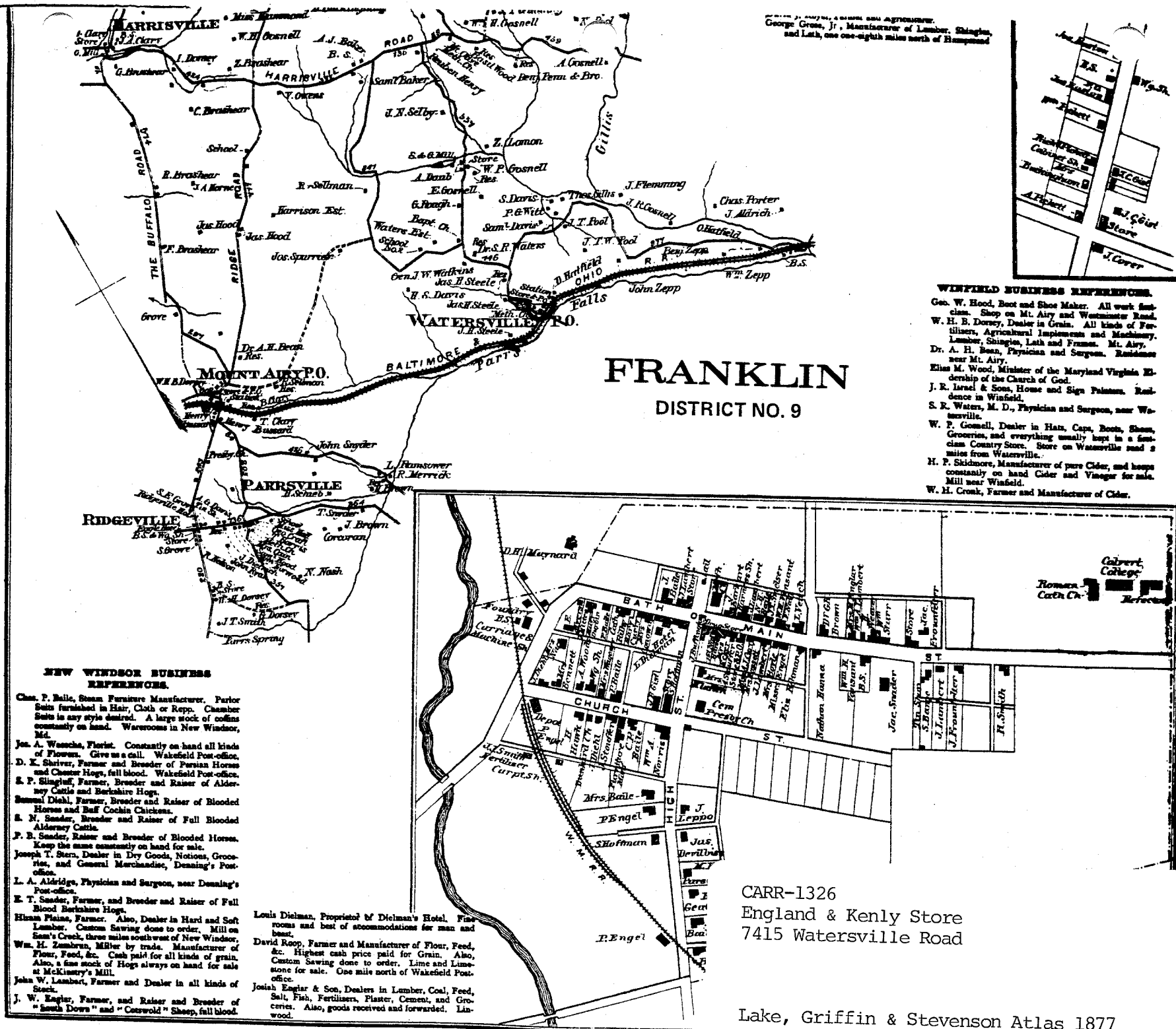
| GRANTOR | HOME COUNTY | GRANTEE | HOME COUNTY | DATE | LIBER | FOLIO | TRANS- ACTION | COMMENTS |
|--|----------------|-----------------|----------------|------------|--------|-------|------------------|---|
| Dawson V. Hammond, trustee | ? | James H. Steele | ? | 3-29-1879 | FTS 51 | 236 | Deed | Fred. Co. Equity #4183, 29 Oct. 1878, Harot & Keefer v. Dawson v. Hammond, exec., \$851. 22, part in Howard part of Headquarters, part of Hampton Court, begins west of Thomas Waters Station on B & O RR, 105+ a. |
| William P. Maulsby, trustee for Henry S. Davis | Carroll | James H. Steele | Carroll | 11-27-1877 | FTS 49 | 50 | Deed | Equity #1626, \$840, 80 a. west of Watersville, north of B & O RR, east of Robert Dade land |

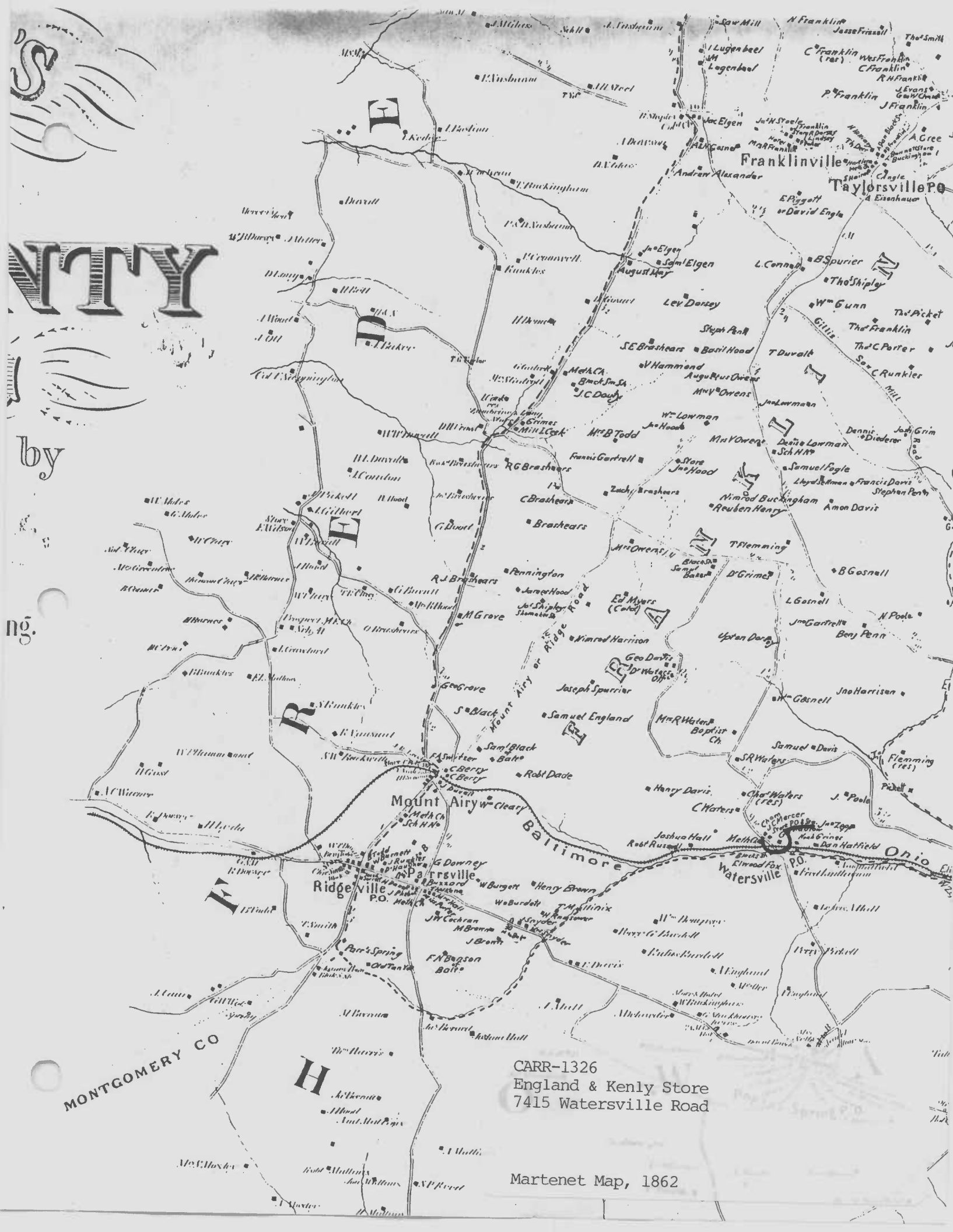
CARR-1326
 England & Kenly Store
 7415 Watersville Road

CHAIN OF TITLE

| GRANTOR | HOME COUNTY | GRANTEE | HOME COUNTY | DATE | LIBER | FOLIO | TRANS- ACTION | COMMENTS |
|--|----------------|-----------------|----------------|------------|--------|-------|--------------------|--|
| Henry S. Davis, et al | Carroll | James H. Steele | Carroll | 7-12-1873 | JBB 43 | 136 | Deed fee simple | \$610, Hampton Court, starts at road, near Baptist Church, runs along Baker's Shop Road 30 + a. This land leased to Eliza G. Byrnes, 26 Jan. 1880, \$78/yr. FTS 54- 142 |
| Henry S. Davis & Drusilla S. (wife) | Carroll | James H. Steele | Carroll | 12-19-1870 | JBB 39 | 158 | Deed fee simple | Hampton Court, \$569, 28 + a. |

KS/lh:6/9/93:1326titl.





NTY

by

ng.

MONTGOMERY CO

CARR-1326
England & Kenly Store
7415 Watersville Road

Martenet Map, 1862

WY-TOWN

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

77°07'30"
39°22'30"

180000m E.

319

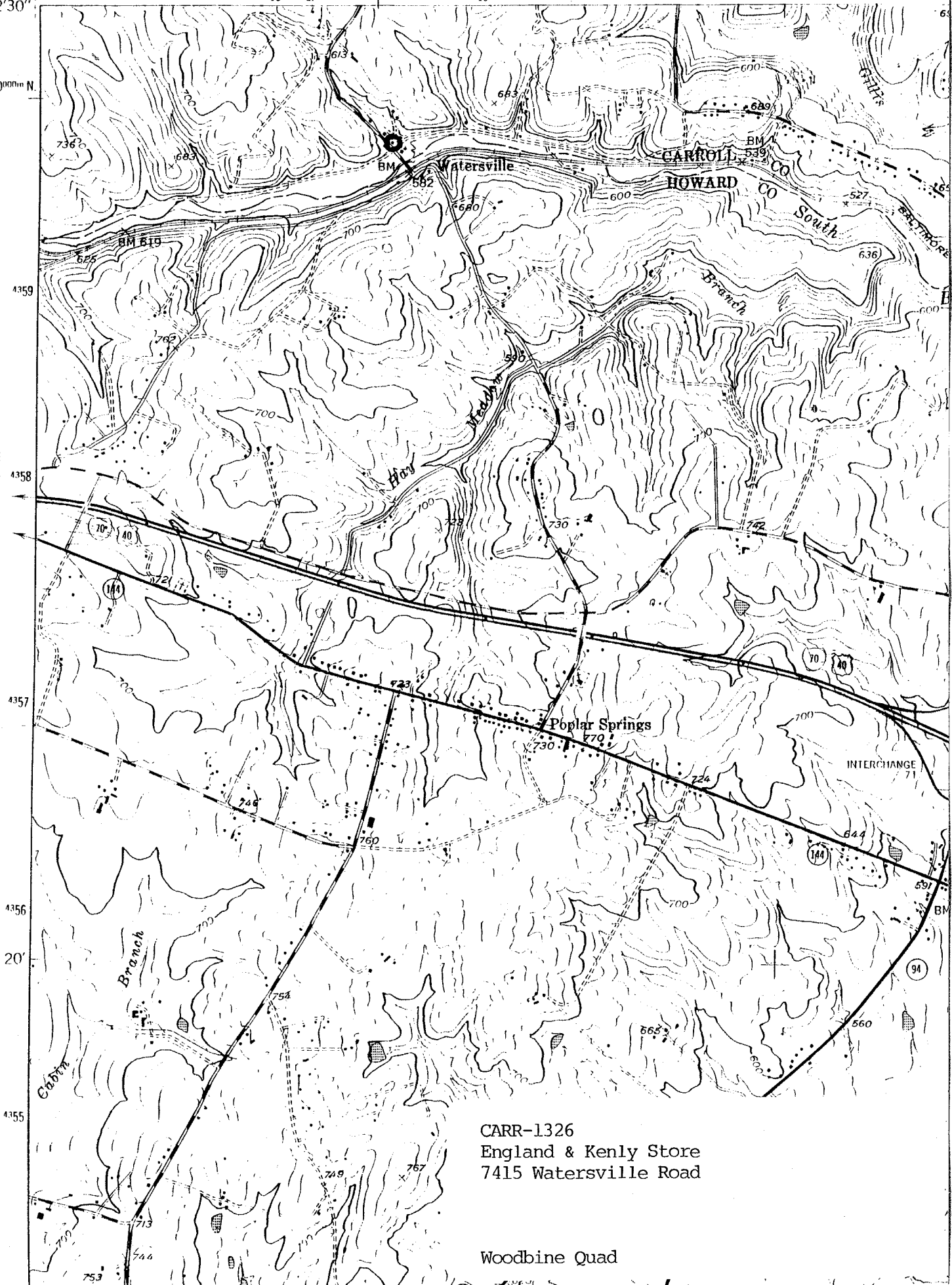
320

5'

321

160000m N.

HAGERSTOWN 42 MI.
FREDERICK 16 MI.



CARR-1326
England & Kenly Store
7415 Watersville Road

Woodbine Quad



England : Kenly Store
7415 Watersville Road
Carroll County, Maryland
Photo: Kenneth m. Short
Date: February 1993
Neg. loc.: Maryland Historical Trust
west : south elevations
1/1